



Arlington Zoning Board of Appeals

Date: Tuesday, July 22, 2025

Time: 7:30 PM

Location: Conducted by Remote Participation

Additional Details:

Agenda Items

Administrative Items

1. Conducted by Remote Participation

You are invited to a Zoom meeting.

When: July 22, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

https://town-arlington-ma-us.zoom.us/meeting/register/Qf4ZasV6QEigj5cSdQ_-AA

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.usprior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

Hearings

2. Docket #3858 164 Hillside Ave

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Docket #3858 164 Hillside Ave

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/>	Reference Material 3858_165_Hillside_Ave_legal_ad_7-22-2025.pdf	3858 165 Hillside Ave legal ad 7-22-2025
<input type="checkbox"/>	Reference Material 3858_164_Hillside_Ave_Application_SP-25-14.pdf	3858 164 Hillside Ave Application SP-25-14
<input type="checkbox"/>	Reference Material 3858_164_Hillside_Avenue_Arlington_survey.pdf	3858 164 Hillside Avenue Arlington survey
<input type="checkbox"/>	Reference Material 3858_164_Hillside_Plans_showing_proposed_front_porch.PDF	3858 164 Hillside Plans showing proposed front porch



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE
DOCKET NO 3858

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Autumn Development Group LLC**, on July 22, 2025, a petition seeking to alter their property located at **164 Hillside Ave - Block Plan 161.0-0002-0019.A**. The said petition would require a **Special Permit** under **5.3.9D** of the Zoning Bylaw for the Town of Arlington.

A hearing regarding the petition will be conducted remotely via "Zoom", **on Tuesday, July 22, 2025, at 7:30 P.M.** as soon thereafter as the petitioner may be heard. To attend the meeting, please go to <https://www.arlingtonma.gov/connect/calendar>, choose the date of the meeting you wish to attend and register in the Zoom link.

For documentation relating to this petition, visit the ZBA website 48 hours before the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>. Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals

**SP-25-14**

Special Use Permit Application
(ZBA)
Status: Active
Submitted On: 6/23/2025

Primary Location

164 HILLSIDE AVE
Arlington, MA 02476

Owner
AUTUMN DEVELOPMENT GROUP LLC
69 RICHFIELD RD ARLINGTON, MA 02474

Applicant

Bruce Ward
 617-872-0411
 bruce.ward@autumndevelopment.com
 69 RICHFIELD RD
ARLINGTON, MA 02474

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

Zoning Bylaw Section 3.3.3 and 5.3.9D

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Will create a much more desirable front fascade and more functional home. Will fit better into the vibe and style of existing abutting and nearby homes.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

Being a corner lot with 27 feet of setback on the right side (Prospect Ave) there will be no blocking of line of site around corner.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The porch will add an additional 40 sq feet of roof to house, and will have a gutter and downspout into landscaped area. It will not overload any municipal system.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

This proposal will not result in the need for special regulations.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

While the proposed front porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. There are a variety of architectural styles on Hillside Ave. that incorporate sitting porches, providing a more welcoming vibe than just stairs going to front door.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The proposed porch would actually enhance the character of the neighborhood, hopefully encouraging frequent communication with neighbors and people walking by.

Dimensional and Parking Information

Present Use/Occupancy *

Single Family

Proposed Use/Occupancy *

Single Family

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

3700

Proposed Gross Floor Area (Sq. Ft.)*

3700

Existing Lot Size (Sq. Ft.)*

7442

Proposed Lot Size (Sq. Ft.)* ?

7442

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

91.5

Proposed Frontage (ft.)*

91.5

Minimum Frontage required by Zoning*

50

Existing Floor Area Ratio*

0.209

Proposed Floor Area Ratio*

0.209

Max. Floor Area Ratio required by Zoning*

0.35

Existing Lot Coverage (%)*

20.9

Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
20.9	0.35
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
7442	7442
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
6000	25
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
25	25
Existing SECOND Front Yard Depth (ft.)* ⓘ	Proposed SECOND Front Yard Depth (ft.)* ⓘ
0	0
Minimum SECOND Front Yard Depth required by Zoning* ⓘ	Existing Left Side Yard Depth (ft.)* ⓘ
0	9.9
Proposed Left Side Yard Depth (ft.)* ⓘ	Minimum Left Side Yard Depth required by Zoning* ⓘ
9.9	10
Existing Right Side Yard Depth (ft.)* ⓘ	Proposed Right Side Yard Depth (ft.)* ⓘ
25.4	25.4
Minimum Right Side Yard Depth required by Zoning* ⓘ	Existing Rear Yard Depth (ft.)*
25	21.5
Proposed Rear Yard Depth (ft.)*	Minimum Rear Yard Depth required by Zoning*
21.5	20
Existing Height (stories)	Proposed Height (stories)*
2.5	2.5
Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
2.5	33
Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
33	34

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
5396	5356
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
72.5	71.9
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
10	5396
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* ⓘ
5356	72.5
Proposed Usable Open Space (% of GFA)* ⓘ	Minimum Usable Open Space required by Zoning*
72.5	9
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
2	2
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
1	28
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
28	25
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
1	1
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
1	12
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
12	2
Existing type of construction*	Proposed type of construction*
wood frame	wood frame

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
7442	7442
Existing Open Space, Usable*	Proposed Open Space, Usable*
5396	5356
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
5396	5356

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
1100	1100
1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
1100	1100
2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
1210	1210
3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0
4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0
5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0
Attic, Existing Gross Floor Area <small>?</small>	Attic, Proposed Gross Floor Area
600	600

Parking Garages, Existing Gross Floor Area 	Parking Garages, Proposed Gross Floor Area
300	300
All weather habitable porches and balconies, Existing Gross Floor Area	All weather habitable porches and balconies, Proposed Gross Floor Area
0	0
Total Existing Gross Floor Area	Total Proposed Gross Floor Area
4310 	4310 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

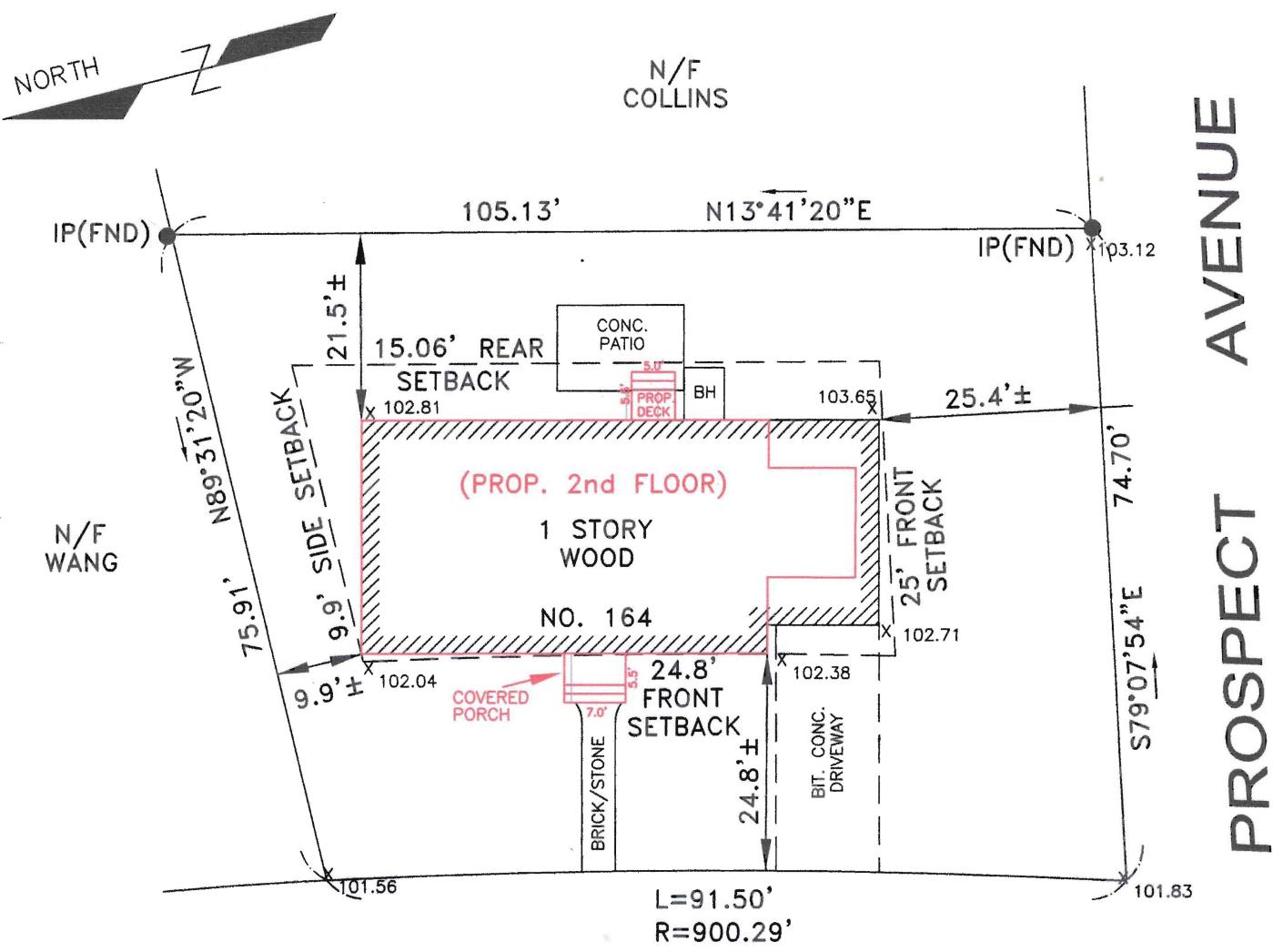
and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



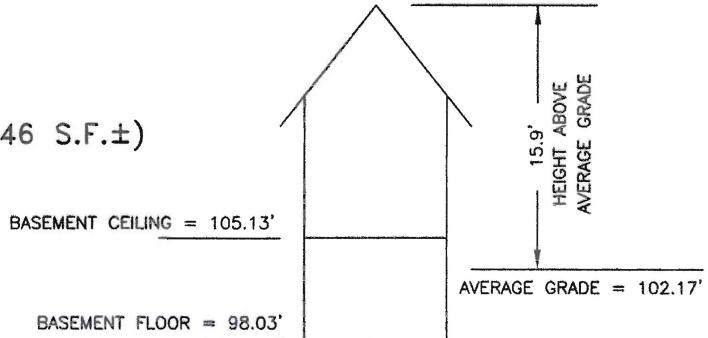
Applicant's Signature*

 Bruce D Ward
Jun 23, 2025



HILLSIDE AVENUE

LOT AREA = 7,442 S.F. \pm
EXISTING BUILDING = 1,558 S.F. \pm
EXISTING PAVEMENT + CONC. = 490 S.F. \pm
PROPOSED ADDITION = 1,382 S.F. \pm (NET ADD = 46 S.F. \pm)
EXISTING LOT COVERAGE = 20.9%
PROPOSED LOT COVERAGE = 21.6%
EXISTING OPEN SPACE = 72.5%
PROPOSED OPEN SPACE = 71.9%BASEMENT CEIL.



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 48267, PAGE 66.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 9392, END.
 3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.



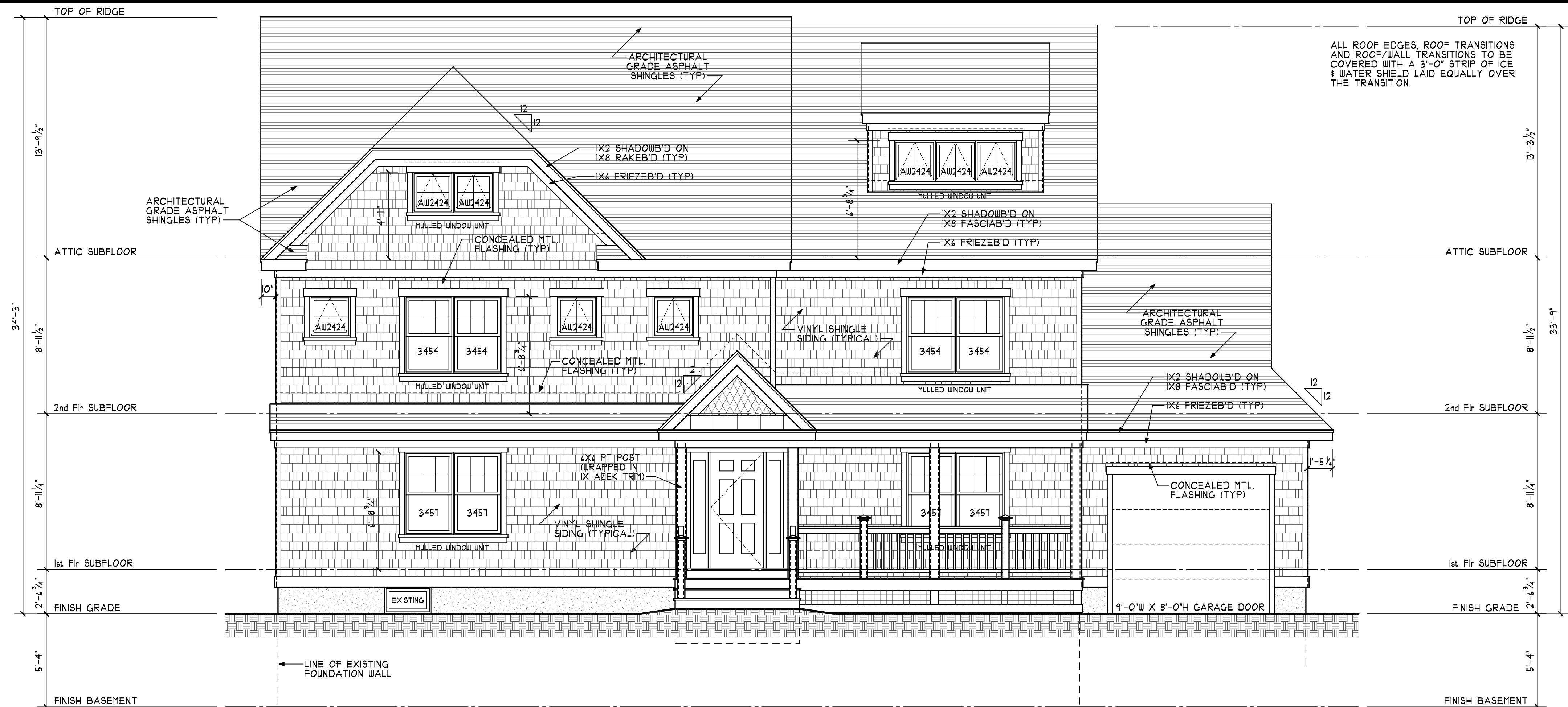
(IN FEET)

PROPOSED PLOT PLAN
IN
ARLINGTON, MA

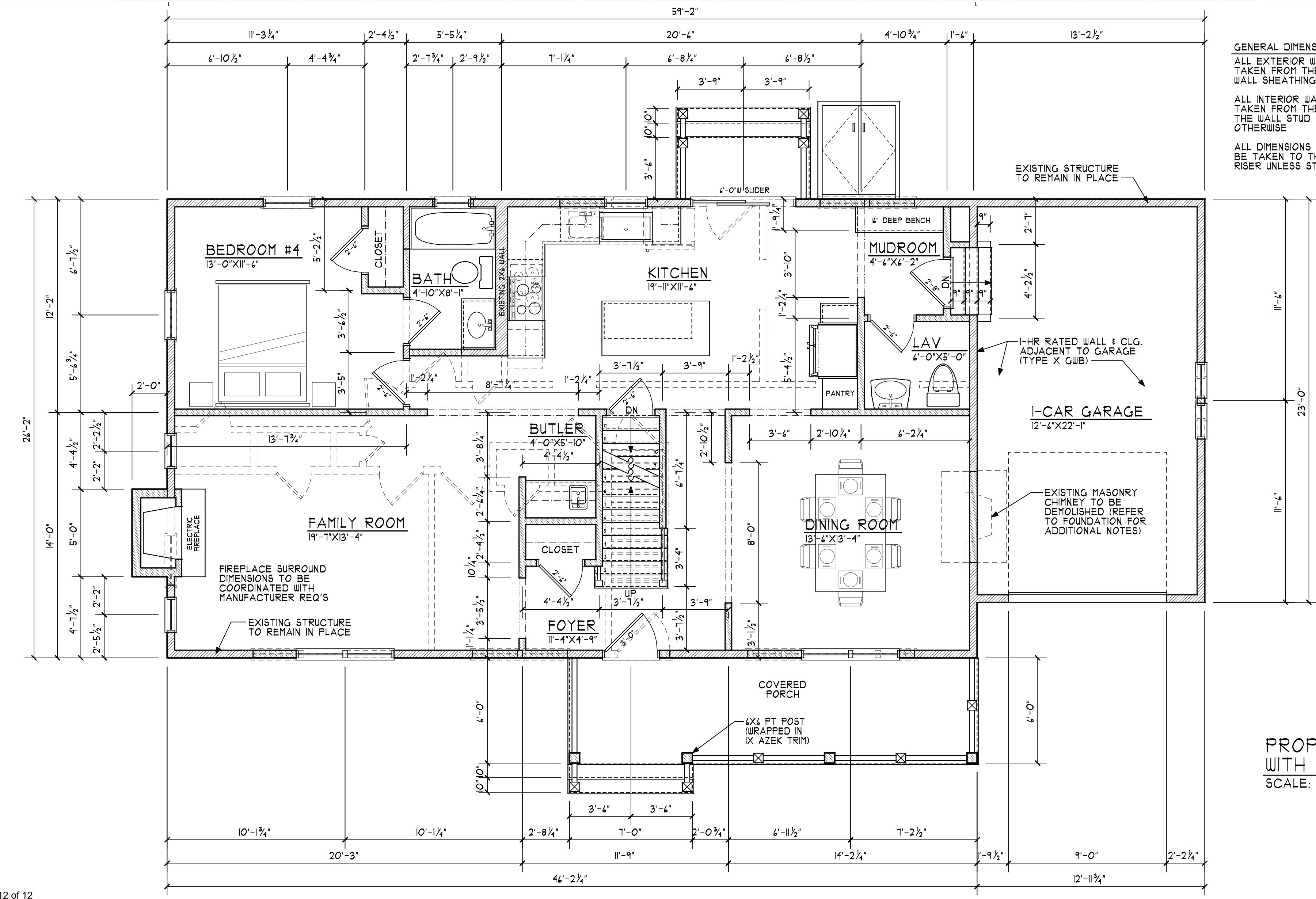
SCALE: 1" = 20' APRIL 15, 2025

DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457
64 HILLSIDE AVE ARLINGTON MA 02476

The seal is circular with a red border containing the words "PROFESSIONAL LAND SURVEYOR" at the bottom. The top half of the border contains "COMMONWEALTH OF MASSACHUSETTS". Inside the border, the name "DOUGLAS L. JOHNSTON" is printed above the number "NO. 47879". The date "APR 16-20" is handwritten in the bottom right corner.



**PROPOSED FRONT ELEVATION
WITH FARMER'S PORCH**
SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR PLAN
WITH FARMER'S PORCH**
SCALE: 1/4" = 1'-0"

PORAVAS DESIGN & CONSULTING

4R Forest Street
Manchester-by-the-Sea
Massachusetts 01944

Telephone:
339-927-1579
E-Mail:
chris@poravasdesign.com

Proposed Additions & Renovations at:

164 Hillside Ave.
Arlington, MA

Submitted for:
Building Permit Set

Scale:
1/4" = 1'-0"
Drawn by:
C A Poravas
File Name:
SK_1-FloorPlans.acc

Date:	May 22, 2025
Issue:	# Date
-	-
-	-
-	-
(S)	NEW HARD WIRE SMOKE DETECTOR w/ BATTERY BACKUP (PHOTOELECTRIC)
(CO)	COMBINATION PHOTO-ELECTRIC SMOKE/CARBON MONOXIDE DETECTOR
Revisions:	Rev # Date
-	-
-	-
-	-
-	-

Drawing Number
Sk-1